

Before the Board of Zoning Adjustment, D. C.

Application No. 11506, of Electrical Worker's Benefit Association, pursuant to Section 8207.1 and 8207.2 of the Zoning Regulations for a variance from SP District lot occupancy and FAR requirements and a special exception and variance, the setback requirements for approval of roof structures at the premises of 1500 Massachusetts Avenue, N. W., Lot 36, Square 196.

HEARING DATE: December 12, 1973

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The applicant proposes to construct an apartment building which is permitted in the SP District.

2. The applicant requests variance from FAR requirements of 1.0. The proposed building shall contain 57,052 square feet of gross floor area on a lot of 56,739.39.

3. The applicant requests a variance of 3.5% from the lot occupancy requirements of the SP District.

4. The size of the lot is unique, its shape is irregular.

5. The proposed roof structure, to be located on top of the proposed building, shall contain mechanical equipment and elevator machine room.

6. The material color of the proposed street facade shall be tan-grey brick.

7. The applicant requests a variance of 12 feet from the setback requirements for roof structures as provided in Section 4306 and 3308 of the Zoning Regulations.

8. For reasons of design, the penthouse for mechanical equipment and for the elevator machine room must be located at the southern most portion of the proposed building immediately adjacent to the southern boundary line of lot 36, rather than at the northern most part of the addition where it adjoins the

existing apartment dwelling.

9. The permitted FAR for the proposed roof structure is .37, and computed FAR is .23.

10. Opposition was registered by the Dupont Circle Citizens Association Zoning Committee.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has proved a hardship within the meaning of Section 8207.11 of the Zoning Regulations because of the irregular shape of the lot upon which the proposed building shall be located, and by reason of the design considerations in the construction of the proposed roof structure. Because of the predominant apartment, and office use in the immediate area of the proposed building, the Board is of the opinion that the granting of the applicant's request will not have an adverse effect on the neighborhood, or impair the intent, purpose, and integrity of the zone plan.

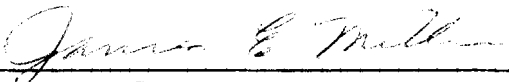
ORDERED:

That the above application be GRANTED.

VOTE: 4-0 (Mr. Scrivener not present)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: MAR 01 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.